

CLARK HOUSING REVIEW BOARD CLARK COUNTY

DEPARTMENT OF COMMUNITY SERVICES

YWCA Community Room

3609 Main Street

THURSDAY, FEBRUARY 27, 2003

MEETING MINUTES

CLARK HOUSING REVIEW BOARD MEMBERS PRESENT

Ed Mosback	AVP Auditor and Compliance Officer
Matthew Clarkson	Soaring Eagle Inc.
Karen Nelson	Senior Vice President Riverview Bank
Barbara Wood	LaCenter Resident
Mark Bottemiller	Bottemiller Architecture
Jeanne Harris	Vancouver City Councilmember

BOARD MEMBERS ABSENT

Lloyd Halverson	City of Camas
Jeri Shumate	Human Services Council
Doug Lasher	Clark County Treasurer's Office
Renee Jacob	Holland & Knight LLP

STAFF

Pete Munroe, Thomas Lasher, Peggy Sheehan, Samantha Givens, Brianna Garbarino

I. CALL TO ORDER/Introductions

The meeting was called to order at 3:00 by Ed Mosback, Vice Chair.

II. Review and Approval of Meeting Minutes

Motion made by Karen Nelson to approve the January 23, 2003 meeting minutes with page 4 amended to reflect corrected date for 2060 meeting which was Friday, February 21, 2003.

Motion seconded by Jeanne Harris, motion carried.

III. Presentations by Applicants

Nancy Hubbard and Thomas Kemper presented Vancouver Housing Authority's application for \$400,000 for Esther Short Commons. This project has previously been funded with HOME funds and consists of 160 one and two-bedroom units, 139 of the units will serve people earning 60% or less of area median income. The ground floor of the project will be commercial use and include the Vancouver Farmer's Market. The land has been purchased and construction of the project could begin in July or August. After the 15-year tax credit compliance period, the Housing Authority will purchase and operate the complex to ensure that it remains affordable for the balance of its useful life.

Frank L'Amie presented Vancouver Housing Authority's application for \$300,000 for Fruit Valley Apartments (renamed Plum Meadows). Fruit Valley is a tax-credit project and will provide 162 units (studio through three-bedroom) for residents making 60% of median income or less. Fruit Valley Road has been improved and there are already sidewalks for the pedestrians. The project will also include a community room, a library, two play areas and landscaping. 92% of the funding is in place and VHA hopes to start construction on this project in August 2003.

Frank L'Amie presented Columbia Non-Profit Housing's application for \$300,000 for the Senior Housing project. This project is being built just north of Vancouver Mall near Walnut Grove Elementary; it is a HUD 202 Senior Housing project with 65 units of housing. The land is under option and could be purchased in July. The project's design goals have not been finalized but will duplicate the design used at Forest Ridge. Tenants will average around 15-30% of the median income. Construction could start as early as September 2003 if permits and funding are in place.

Leslie Caponette presented Columbia Non-Profit Housing's application for \$60,000 for Operating Funds. CNPH has been mentored by VHA since 1981, and in the process of the board evaluating its strategic plan, has decided to operationally split from VHA to become an independent non-profit. This will mean slightly less operational funding support, so this application for funds will help support the staff. CNPH has supported and developed over 400 housing units and plans to create 100 more units of affordable housing (Teale Point) and 65 units of senior housing to help with their financial independence. CNPH currently has their own bookkeeper and is working toward being completely independent from VHA.

Troy Drawz presented Columbia Non-Profit Housing's application for \$23,000 for Azalea Place – Additional Funds. This project is a 12-unit housing project serving the chronically mentally ill. It was previously awarded \$150,000 in HOME funds but since then has incurred some unplanned expenses. There is a power line easement on the property and a large power pole that needs to be moved. There were also some additional expenses for environmental studies.

Leslie Caponette presented Columbia Non-Profit Housing's application for \$400,000 for the First Home Loan Program. This program operates on approximately \$2 million per year. To complete its goals for this program, CNPH is asking for \$400,000. The current program funding will be expended by October 2003. The goal this year is to get 80 people into homes and the market is looking promising. Loans are starting to revolve this year with program income projected at \$200,000.

Erin Kelleher presented Affordable Community Environments' application for \$400,000 Uptown Village Apartments. This is a 40-unit project that ACE hopes to build in the old uptown area of Battle Ground for residents between 30 – 60% of the area median income. There will be studio units, 1, 2, 3, and 4-bedroom units. There will be some units available for disabled persons, large families, and 2 units for tenants with HIV or AIDS. The project will also include a community room since it is using tax credits. ACE also has a backup site in Battle Ground if they cannot use the old town property. Eli Spevak spoke to the risk of being the first to fund a project. \$10,000 per unit from Clark County leverages \$70,000 per unit of federal tax credits and \$30,000 per unit

from the state. Since the funds could not be used until later in the year, Eli suggested a possible forward commitment of funds if this project was chosen.

Erin Kelleher presented Affordable Community Environments' application for \$25,000 for CHDO Operating funds. ACE is asking for \$25,000 this year and this is their third request for CHDO funds. Erin is the only staff member and ACE owns 90 units of low-income rental housing. This funding will help build some asset management into their organization.

Darryl Reber presented Inland Empire Residential Resource's application for \$240,770 for IERR/HFCL III Residential Care. This project is a collaboration with Homes for Community Living, which is the service provider for the developmentally disabled tenants who earn between 15 – 30% of the area median income. The project consists of two 1,600 SF single-family homes which are 4-bedroom/2-bath and designed similar to Heron Hills. The site is being short-platted and will require some street improvements.

Julie DeSmith presented YW Housing's application for \$25,000 for CHDO Operating Funds. YW Housing has been serving women with an average of 7 – 15% of the area median income. To serve this population, projects must be built with almost no debt. YW Housing also provides the services to the tenants living in their units to support self-sufficiency. Currently, YW is developing Kauffman Street Townhomes (10 units of permanent housing) and hopes to start construction in the fall.

Tricia Williamson presented Evergreen Habitat for Humanity's application for \$208,800 for three home lots. Habitat for Humanity is looking to buy developed lots to build single-family residences for families at 25-60% of the median area income. The lots have not been selected for purchase yet but they are looking at possible lots that are available in the Camas and Washougal areas. The houses will be built with volunteer labor (approximately 4000 hours per house). Churches and community donations will provide material and permit costs. The families that move into these houses will have an interest-free mortgage that they pay to Evergreen Habitat and this money is used to build more houses.

III. Other

The county hired Anna Geller, a housing development consultant, who is performing the technical review of the construction projects. Her analysis will be ready by March 14, 2003. She briefly addressed each of the projects that she had reviewed. Additional questions from the consultant will be sent to the project applicants. The questions and applicant responses will be sent to the board before the March 27, 2003 meeting.

Peggy summarized the status of the 2060 funding (approximately \$750,000) – it currently looks as though the CHRB will be administering these funds. There is a work session scheduled with the County Commissioners and Lloyd Halverson, CHRB Chair will attend. The board may have to add a few people to more effectively distribute the 2060 funds.

Adjournment

Meeting adjourned at 5:25 p.m.